

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: November 2, 2012
Re: Staff Report for The Pinnacle Club of Grove City – Development Plan Amendment

Item #4 – The Pinnacle Club of Grove City – Development Plan Amendment (PID# 201210020043)

Application: Development Plan Amendment
Location: Pinnacle Subdivision, Subarea E (West of Buckeye Parkway, East of Interstate-71)
Applicant: **Jackson B. Reynolds III (rep.), Smith and Hale**
Zoning: PUD-R

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Zoning Standards Text (September 16, 2009 revision)
- The Pinnacle Club of Grove City Development Standards Text (September 8, 2009 revision)

Project Summary:

The applicant is requesting approval of a Development Plan Amendment for Subarea E of the Pinnacle Club, located west of Buckeye Parkway and east of interstate 71. The proposed amendment will create a new road and lot configuration for the undeveloped portion of Subarea E. The subarea was previously amended in 2009 with CR-45-09 to increase the number of Village Homes and reconfigure the road network to allow for front-loading garages. The proposed amendment will reduce the number of Village Homes and increase the number of Carriage Homes, with garages accessed off rear alleys. The proposed change in housing types and lot configuration will increase the overall density in the subarea; however this density will be lower than the density in the subarea originally approved in 2004.

The proposed amendment will extend Tournament Way and English Turn Drive, as well as create a series of new roadways and alleyways to access the new lots. The proposed road configuration will be more in character with the initial design of the area, as a “Traditional Neighborhood Development,” with pedestrian oriented streetscapes. Three raised intersections are proposed at road intersections along Tournament Way to act as a traffic calming measure to reduce vehicle speeds and create a more pedestrian friendly roadway. The intersections will be textured with a brick appearance. All proposed roadways and alleyways are in accordance with the approved zoning text for the area, with road right-of-way widths of 50’ and pavement widths of 26’, and

12' alleys. A connection will be made to the Creekside Subdivision at Night Hawk Drive and a double row of evergreen trees are proposed along the western edge of the property, to screen the subarea from Interstate 71.

The proposed amendment will increase the number of homes within Subarea E from 505 to 531, increasing the density from 4.39 units per acre to 4.6 units per acre. It should be noted that the total proposed units with this amendment will remain under the 575 units originally approved for the subarea in 2004. The number of Carriage Homes will increase from 240 to 333 and the number of Village Homes will decrease from 207 to 140. The number of Town Homes and Cottage Homes will not be affected by the proposed amendment, and no new housing types or designs were submitted for the proposed amendment. All proposed lots meet the minimum lot size requirements outlined in the zoning text for the subarea.

The previously approved Reserve "X" has been reconfigured to increase the amount of open space and will have frontage on both English Turn Drive as well as the newly proposed Sawgrass Street. The reserve will be 2.6 acres in size and feature a walking path, gazebo, and tot lot. Reserve "AA", at the southern end of the development will be 7.30 acres and will feature a bike path connecting to the existing path running through Creekside Park and south to Holton Road. All reserves within the subarea will be maintained by the HOA.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The use proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: The proposed amendment will, in the opinion of staff, have a beneficial effect on the surrounding uses. The site is surrounded by similar residential uses, with the previously developed portion of Subarea E to the north and Creekside Subdivision to the east. The proposed amendment will be in character with the original intent of the subarea, as a Traditional Neighborhood Development.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: Deviations from Code in the proposed development plan, including roadway widths and intersection spacing, are in compliance with the approved zoning text for the Pinnacle Club development. Staff is of the opinion that the proposed roadway and lot configuration are appropriate to create a "Traditional Neighborhood Development", with the emphasis on pedestrian oriented streetscapes, as was initially approved for Subarea E.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The land directly to the south of the site is currently vacant and zoned PUD-R to be planned in coordination with the proposed development. Additionally, the site is surrounded by similar residential uses, with the currently developed Subarea E to the north and Creekside Subdivision to the east. The proposed design will create a transition from Creekside by installing wider lots along the east perimeter of the property, adjacent to Creekside and Reserve X will serve as an entrance feature to Pinnacle from Creekside, much as Reserve P does in the currently developed portion of Subarea E.

- (4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: Subarea E is referred to as a “Traditional Neighborhood Development” in the approved zoning text for the Pinnacle Club of Grove City, with pedestrian-oriented streetscapes, reduced setbacks, front porches, and garages located off alleyways. Staff believes that the proposed amendment will return the area to a design more appropriate for the area’s original intended style.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: The area proposed to be amended will be accessed by three roads: Tournament Way, English Turn Drive, and Night Hawk Drive. The alignment of the proposed extension of Tournament Way running parallel to Interstate 71 is in conformance with the approved Grove City Thoroughfare Map and will, in the opinion of staff, act as an important connection for residents in the Subarea and provides the potential for future connectivity to Holton Road. Road and right-of-way widths are appropriate and in accordance with the approved text for the area. Furthermore, traffic calming measures are proposed in the form of raised intersections to reduce the possibility of excessive vehicular traffic speed.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: The applicant is proposing 8” sanitary sewer and water lines, and 12” storm sewer lines. Where feasible, all flood routing is proposed to be directed towards on site ponds.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: The development, as it is proposed, contains the landscaping and utility areas necessary for residences as the site progresses through the development process.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed 55.14 acres of Subarea E can be fully prepared for the development and construction of residences within seven years of the approval of the amendment.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment as submitted.